

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: AUTHORIZATION OF DIRECTOR TO PROCLAIM BY  
CERTIFICATE MINOR MODIFICATIONS OF THE  
SOUTH END URBAN RENEWAL PLAN ADOPTED BY THE  
AUTHORITY ON AUGUST 13, 1970  
SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the Authority has on August 13, 1970, adopted a Resolution entitled "Modification of the Urban Renewal Plan of the South End Urban Renewal Area, Project No. Mass. R-56":

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the proposed modifications adopted by the Authority on August 13, 1970, regarding the South End Urban Renewal Plan are affirmed and found to be minor modifications which do not substantially or materially alter or change the South End Urban Renewal Plan.
2. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
3. That the Director be and hereby is authorized to proclaim by certificate those minor modifications of the South End Urban Renewal Plan adopted by the Authority on August 13, 1970, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.



6-A.  
August 13, 1970  
filed  
8/13/70  
1170

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF SOUTH END URBAN RENEWAL PLAN  
SOUTH END URBAN RENEWAL AREA  
MASS. R-56

SUMMARY: This memo requests that the South End Urban Renewal Plan be modified by changing certain Land Use and Building Requirements of Section 602 of the Plan.

Section 1201 of the South End Urban Renewal Plan provides that modifications of the plan may be made by the Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantial or material alterations of the plan.

Section 602 of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" provides that Parcel 16 is to be used for residential purposes, Parcel 15 is to be used for off-street parking, and Parcel PB4 is to be used for an Elementary, intermediate school, recreation building and playground.

In February of 1970 a meeting of South End and Lower Roxbury Area residents was held, at which time it was voted unanimously to request that the site of the proposed school be changed from Parcel PB-4 to Parcel 16. The major reason for this request was the strong feeling of the community that the existing housing complexes known as the Saranac building and New Castle Court should be retained rather than destroyed, as would be required were the school to be constructed on PB-4.

A study of the feasibility of rehabilitation of the building on PB-4 has been conducted and it has been determined that 216 units would be retained or added through rehabilitation.



In addition, a new Parcel No. 58 on Northampton Street would add 20 units of new construction, for a total of 236 units. This compares with a total of 225 units proposed for Parcel 16, resulting in an increase of 11 units.

Another objection to the present land use by residents was that the William E. Carter Playground would no longer be available for general public use, but would be used as a playground for the school. Under the proposed modification of the Urban Renewal Plan, there is sufficient space on Parcel 16 for a play area and the William E. Carter Playground is retained for public use.

The Public Facilities Department is in favor of the proposed modification of the Plan and is proposing to construct the new school in conformity with the proposed modification.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcels PB-4, 15 and 16, and by adding Parcels 57, 59, P-22 and 58.

An appropriate Resolution is attached.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE  
SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project . Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1203 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Community Affairs; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "elementary school, intermediate school, recreation building and playground" as the primary use for Parcel PB-4. The primary use for Parcel 16 was designated as "Residential upper floors, Commercial ground floor"; and

WHEREAS, the community has requested that the boundary of Parcel PB-4 be altered to allow for the development of Housing Parcels, and that Parcel 16 be designated as suitable for elementary school, intermediate school, recreation building and playground; and

WHEREAS, the Public Facilities Department of the City of Boston is agreeable to such modification;

THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That Section 602, Table A of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:

That the permitted Use for Parcel 16 shall be "Elementary School, Intermediate School, Recreation Building and Playground", said modification set forth in the Plan as follows:



| <u>Parcel</u>           | <u>Permitted Use</u>  | <u>Minimum Setback</u>                   | <u>Height Min/Max</u> |
|-------------------------|---|--|-----------------------|
| 16                      | Elementary School<br>Intermediate School<br>Recreation Building<br>and Playground | AA                                       | AA                    |
| <u>Max. Net Density</u> | <u>Minimum Parking Ratio</u>  | <u>Planning &amp; Design Requirement</u> |                       |
| NA                      | Z   | B, D, GG                                 |                       |

at the permitted use of Parcel PB-4 is to remain as it appears in the Plan, but that the controls of said parcel are to be modified in the Plan as set forth as follows:

| <u>Parcel</u>           | <u>Permitted Uses</u>  | <u>Minimum Setback</u>                   | <u>Height Min/Max</u> |
|-------------------------|--|--|-----------------------|
| PB-4                    | Elementary School<br>Intermediate School,<br>Recreation Building<br>and Playground | AA                                       | AA                    |
| <u>Max. Net Density</u> | <u>Minimum Parking Ratio</u>   | <u>Planning &amp; Design Requirement</u> |                       |
| NA                      | Z  | BD GG                                    |                       |

That the following Parcels be added to Section 602, Table A, of the th End Urban Renewal Area within the former boundary of PB-4; said ifications to be set forth as follows:



| <u>Parcel</u> | <u>Permitted Use</u> | <u>Min. Setback</u> | <u>Height Min/Max</u> | <u>Max. Net Density</u> | <u>Min. Pkg. Ratio</u> | <u>Planning &amp; Design Requirements</u> |
|---------------|----------------------|---------------------|-----------------------|-------------------------|------------------------|---|
| 57            | Off-Street Parking   | NA                  | NA                    | NA                      | NA                     | B   |
| 59            | Off-Street Parking   | NA                  | NA                    | NA                      | NA                     | B   |
| P-22          | Playground           | NA                  | NA                    | NA                      | NA                     | N, GG                                     |
| 58            | Residential          | AA                  | 24, AA                | 40                      | Z                      | A, B, C                                   |

5. That the permitted use for Parcel 15 shall be modified by adding to the Permitted Land Uses the word "playground".

6. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps numbers 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolves.

7. That said map changes include alterations of the boundary and uses of PB-4; creation of parcels 57, 59, P-22 and 58.

8. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Map number 5, Proposed Rights of Way, is modified in the following manner:- Northampton Street is to remain a Public Way and Davenport Street between Columbus Avenue and Tremont Street is to be closed and to become part of parcels 15 and 16 subsequent to acquisition of remaining abutting properties on said Davenport Street by the Public Facilities Department.

9. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

10. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

11. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.







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MEMORANDUM

MARCH 15, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION  
OF SOUTH END URBAN RENEWAL PLAN PREVIOUSLY ADOPTED  
BY THE AUTHORITY ON AUGUST 13, 1970  
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

On August 13, 1970, the Boston Redevelopment Authority adopted several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcels 15, 16 and PB-4. These modifications were adopted in order to facilitate the request of South End and Lower Roxbury residents to retain and rehabilitate existing housing complexes by changing the site of the Carter School. The Authority also determined at the August 13, 1970 Meeting that the modifications that were adopted were minor in nature and did not substantially or materially alter or change the Plan.

Although these minor modifications were adopted by the Authority, the Authority had not yet formalized its proclaimer procedure with HUD which would outline the method by which such changes should be submitted to HUD. Subsequent to the August 13, 1970 Meeting, these procedures have been formalized and it is now necessary to proclaim by certificate these minor modifications of the South End Urban Renewal Plan which have already been approved by the Authority.

An appropriate Resolution is attached.

Attachment



